

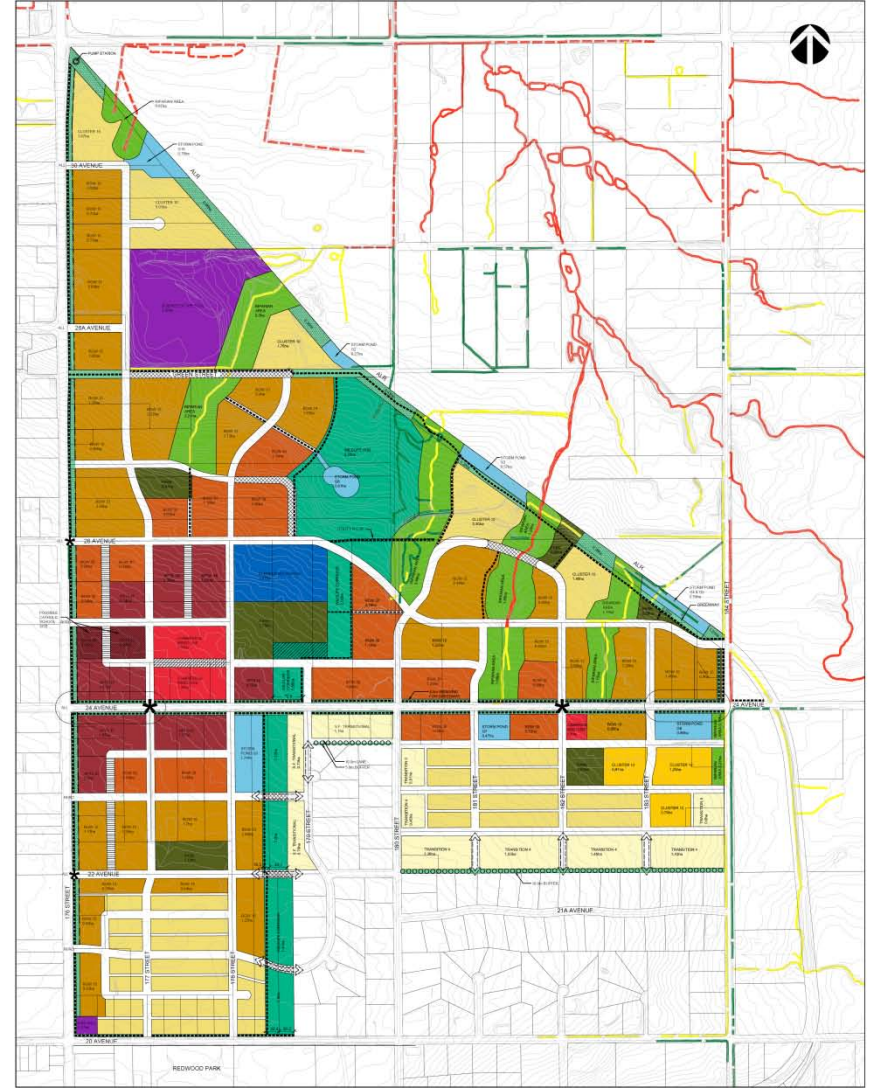
GRANDVIEW HEIGHTS NCP4: FIFTH DRAFT PREFERRED OPTION
NOVEMBER 21, 2011



LEGEND

- CORRIDORS/BUFFER
- SCHOOL/ INSTITUTIONAL
- HIGHER-DENSITY TOWNHOUSE (ROW 30)
- TOWNHOUSE CLUSTER (10)
- COMMERCIAL/ MIXED USE
- LOWER-DENSITY TOWNHOUSE (ROW 15)
- PARKS/ WALKWAYS
- APARTMENT (45)
- GREENWAY
- TRANSITIONAL HOUSING
- MULTI-USE PATHWAY
- LOW DENSITY (L.D.) CLUSTER
- SINGLE DETACHED HOUSING
- FUTURE CONNECTION
- GATEWAY TREATMENT
- R/R/O RIGHT IN/ RIGHT OUT ACCESS ONLY
- ALL ALL DIRECTIONAL ACCESS

SCALE 1:3000



GRANDVIEW HEIGHTS NCP4: SIXTH DRAFT PREFERRED OPTION
MARCH 2012



- WILDLIFE CORRIDOR
- WILDLIFE CORRIDOR IN THE PARK IS SUBJECT TO PARK LAYOUT
- RIPARIAN AREAS
- PARKS
- STORMWATER PONDS
- BUFFER
- GREENWAY
- ELEMENTARY SCHOOL
- INSTITUTIONAL
- MIXED USE COMMERCIAL RESIDENTIAL
- HIGH DENSITY RESIDENTIAL (45)
- MULTI-USE PATHWAY
- TRANSITIONAL BUFFER
- MEDIUM DENSITY RESIDENTIAL (30)
- MEDIUM DENSITY RESIDENTIAL (15)
- CLUSTER RESIDENTIAL (12)
- CLUSTER RESIDENTIAL (10)
- DETACHED RESIDENTIAL (10)
- RESIDENTIAL TRANSITION (4)
- FUTURE ROAD (to be required in the future if and when the adjacent "curb" area is redeveloped)
- GREEN STREET (subject to special standards)
- COMMERCIAL HIGH STREET (subject to special standards)
- FLEX STREET (subject to special standards)
- ENTRANCE TREATMENT
- GATEWAY TREATMENT
- R/R/O RIGHT IN/ RIGHT OUT ACCESS ONLY
- ALL ALL DIRECTIONAL ACCESS

SCALE 1:3000

- NOTES:
1. Riparian setbacks must be confirmed by geotech assessment and survey and be in compliance with DFO requirements.
 2. Stormwater pond locations are conceptual. Any changes to them are subject to approval by City's Engineering and Parks Departments.
 3. All lot area and sizes shown are approximate and must be verified by survey.
 4. Geotech assessments and wildlife analysis of the vegetated boundaries shall be required in conjunction with survey or properties affected by riparian requirements.
 5. In certain locations where a substantial area of the land is currently covered by forest, achieving the density of development as shown, would be subject to the provision of an on-site green spaces for the preservation of naturally forested areas other than riparian areas. The amount of density that could be achieved on site would be proportional to the amount of green space provided. This may require construction of a wooded trail, clearing and design concepts such as a clearing, utility, transfer of density within the same site, etc.